



30, Walker Gardens, Southampton, SO30 2RL
£1,250 PCM

An attractive two bedroom house set amongst similar homes, with double glazing and parking provision. Nicely proportioned lounge, an attractive well fitted kitchen. 2 bedrooms, white bathroom suite and an enclosed rear garden. A super home, unfurnished and available early November.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road along a path leading to the front garden, which is enclosed by a hedge to a canopied entrance. A upvc double glazed door opens onto

LOUNGE 15'10" x 11'7" (4.83 x 3.54)

Smooth plastered, seven spot lights, coving. Natural light is provided by a upvc double glazed window to the front aspect, laminate floor covering, telephone point, provision of power points, television and Sky point. Staircase leading to the first floor landing.



KITCHEN 11'6" x 5'11" (3.52 x 1.81)

Is accessed by double folding doors from the back of the lounge. The kitchen is fitted with a matching range of low level and wall mounted white gloss effect cupboard and drawer base units with a wooden worksurface over. Inset bowl and a half stainless steel sink unit with drainer and a mono bloc mixer tap over. Logik electric four burner hob and a matching fan assisted oven. Space for a tall standing fridge / freezer. Space and plumbing for an automatic washing machine and space for a further appliance. Smooth plastered ceiling, ceiling light point, coving, upvc double glazed window to the rear aspect, and a double glazed door giving direct access onto the rear garden. Continuation of the laminate floor covering from the lounge.



FIRST FLOOR ACCOMMODATION

Is accessed by a straight flight staircase from the entrance hallway. The landing has a textured ceiling with coving, ceiling light point. All internal doors are of a six panelled design.

BEDROOM 1 11'0" x 8'4" (3.37 x 2.55)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect and a provision of power points. The room benefits from a storage cupboard housing the hot water cylinder with slatted linen shelving over. Wall mounted electric heater. A secondary door opens to a walk in wardrobe providing a good degree of hanging rail and storage.



BEDROOM 2 10'5" x 5'6" (3.18m x 1.68m)

Textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the rear aspect, provision of power points, telephone point.



BATHROOM 5'9" x 5'5" (1.77 x 1.67)

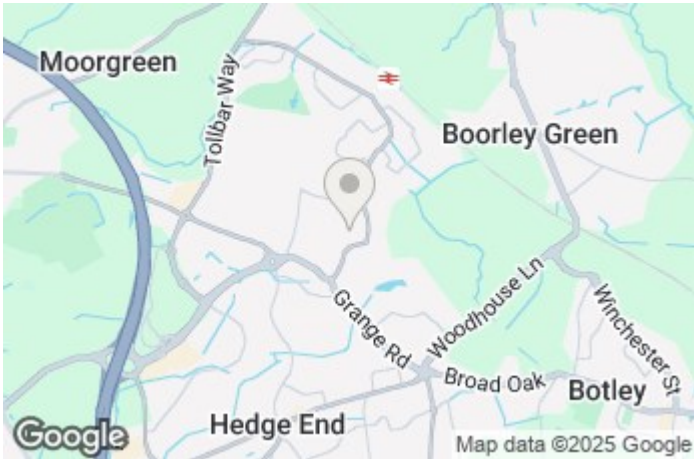
Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc and bath with a Triton electric shower over. Tiled to full height in a ceramic glazed tile. Smooth plastered ceiling, four chrome spot lights, obscure upvc double glazed window to the rear aspect.

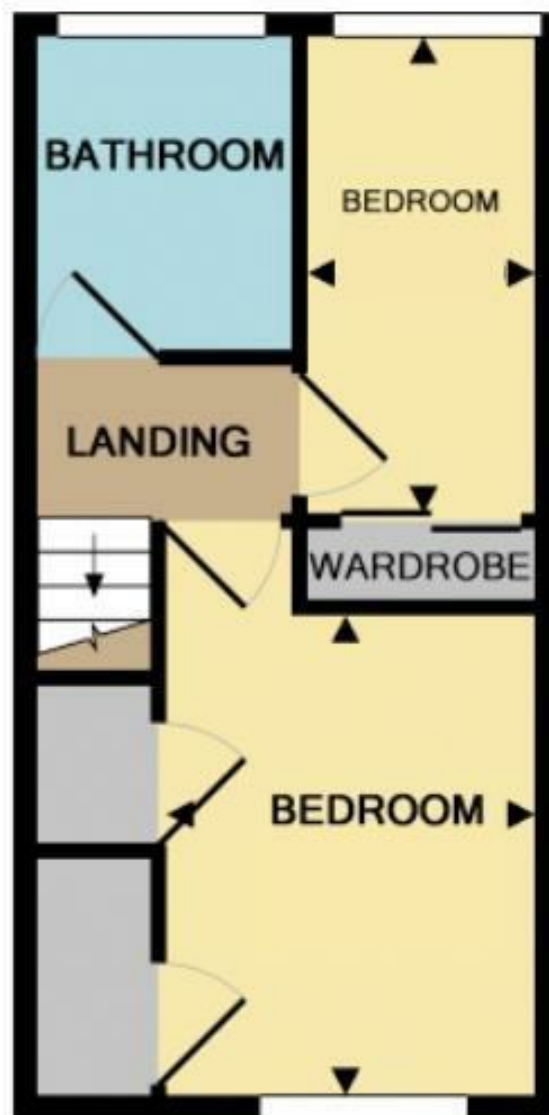
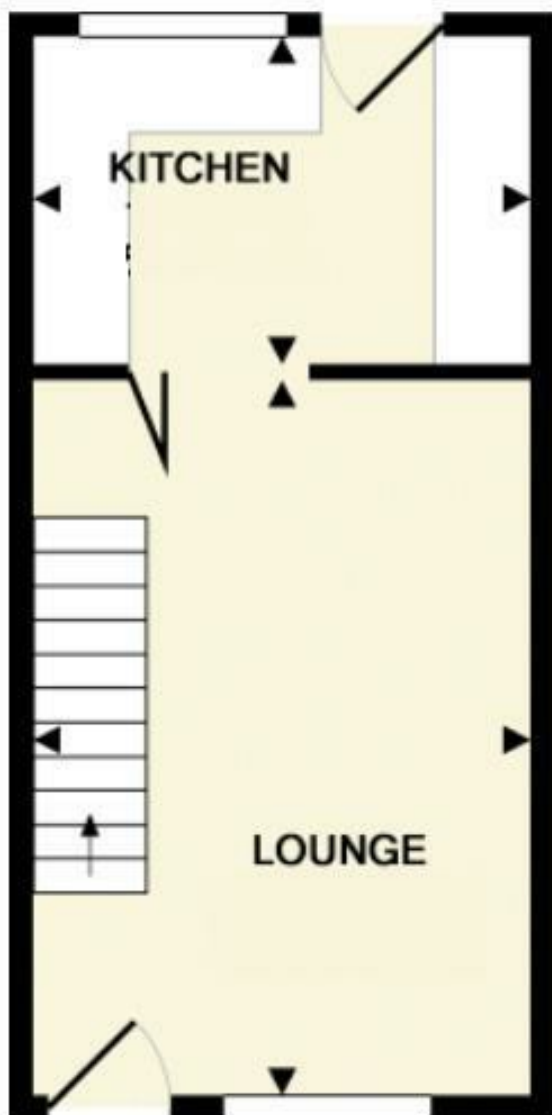


REAR GARDEN

Stepping out from the kitchen door onto an are of patio immediately abutting the rear of the property. The garden is principally laid to lawn with a further area of decking to the rear boundary and benefits from a garden shed. A pedestrian gate gives access to the area of parking and has one allocated space.

Council Tax Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	